

107 VAUGHAN STREET

BASEMENT BATHROOM After-the-Fact Permit Review Portland, Maine

CODE REVIEW

IECC 2009	REQUIRED	PROVIDED	
WALL R-VALUE	R-21	Existing to remain	✓
FLOOR R-VALUE	R-30 (FILL CAVITY TO R-19 MIN.)	Existing to remain	✓
CRAWL SPACE WALL R-VALUE	R-10/13	Existing to remain	✓
SEC. 101.4.3.3	Existing cavities exposed during construction are already filled with insulation	Existing to remain	IEBC 2009 Alterations Level 2
SEC 101.4.3.4	Cavity is not exposed during construction	Existing to remain	IEBC 2009 Alterations Level 2

IBC 2009		
USE GROUP	R-3	SINGLE FAMILY RESIDENTIAL
CONSTRUCTION TYPE	VB	NO CHANGE

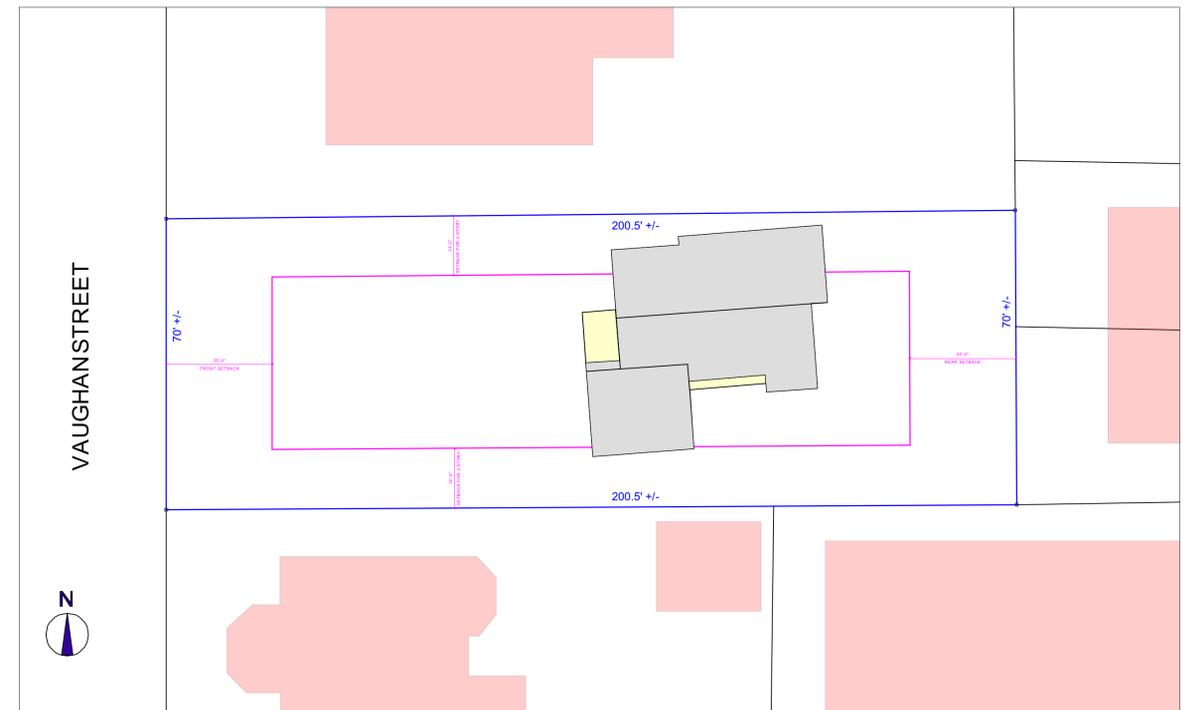
LIFE SAFETY

NFPA 101		
USE GROUP	EXISTING SINGLE FAMILY DWELLING	CHAPTER 31, OPTION 1
STORIES ABOVE GRADE PLANE	1	✓
REMOTE EXITS	2+	✓
SMOKE ALARMS (Per 31.3.4.5)	IN & NEAR EVERY SLEEPING ROOM, EACH LEVEL & BASEMENT	✓
SECONDARY MEANS OF ESCAPE (Per State Fire Marshall's letter dated 10/17/113)	IN EVERY SLEEPING ROOM, AS REQ'D.	✓

ZONING REVIEW

107 VAUGHAN STREET	
CBL: 62-D-16	
14,035 SF	(70' x 200.5')
STREET FRONTAGE	70'
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL - NO CHANGE
EXISTING BUILDING FOOTPRINT	2,704 SF +/-
PROPOSED BUILDING FOOTPRINT	2,704 SF +/- NO FOOTPRINT INCREASE

R-4 ZONE DIMENSIONAL STANDARDS	ALLOWED	EXISTING PRINCIPAL STRUCTURE	PROPOSED	MEETS REQUIREMENTS
FRONT YARD	25'	> 25'	NO CHANGE	✓
SIDE YARD	14'	< 14'	NO CHANGE	☐
REAR YARD	25'	> 25'	NO CHANGE	✓
HEIGHT	35'	< 35'	NO CHANGE	✓
LOT COVERAGE	30%	14,035 SF +/-	NO CHANGE	✓
		19.3% +/- EXISTING	NO CHANGE	



1 SITE PLAN
Scale: 1" = 20 ft



- PROPERTY EXTENT
- ZONE R-4 SETBACKS FOR 1.5 STORY RESIDENCE
- ROOF
- DECK

NOTE: SITE PLAN GENERATED FROM CITY GIS
NO EXTERIOR WORK DONE
NO CHANGE IN FOOTPRINT OR EXTERIOR ELEVATIONS

PROJECT NOTES

BASEMENT BATHROOM
A FEW YEARS AGO, AN EXISTING BASEMENT WAS FINISHED. A BATHROOM AND LAUNDRY ROOM WAS FINISHED, AS WELL AS THE OPEN BASEMENT. NO STRUCTURAL WORK WAS DONE OR REQUIRED.

PLUMBING
FIXTURES ADDED:
TOILET (1)
SHOWER (1)
LAVATORY (1)
WASHING MACHINE (1)

INTERIOR FINISHES
VCT FLOORS INSTALLED ON EXISTING BASEMENT SLAB

EXTERIOR WORK
NONE

PROJECT TEAM

ARCHITECT
RESIDENTIAL DESIGN STUDIO, LLC
CAROL MORRISSETTE, RA
207-671-7965

OWNER
SEASIDE PARTNERS, LLC

REALTOR
KELLER WILLIAMS REALTY
JED RATHBAND
(207) 553-1319

DRAWING LIST

ARCHITECTURAL
A0.1 CODE & SITE PLANS
A1.1 LOWER LEVEL AND BASEMENT PLANS - ORIGINAL
A1.2 LOWER LEVEL AND BASEMENT PLANS - EXISTING

PERMIT SET

	Design Firm RESIDENTIAL DESIGN STUDIO, LLC Carol A. Morrissette 31 Chestnut Street, Suite 506 Portland, Maine 04101 T: 207.699.4184 C: 207.671.7965	Project Title 107 VAUGHAN STREET AFTER THE FACT PERMIT PORTLAND, MAINE	Sheet Status AFTER THE FACT REVIEW	
	Revisions 1 2 3	Sheet Title SITE PLAN & NOTES	Project Number 16_98	Date 23 FEBRUARY 2018
	CADD File Number 107 VAUGHN ST	Sheet Scale AS NOTED	Drawn by AC/CAM	Sheet No. A0.1